

Item: _____ RESO 08-260
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A resolution authorizing the City to amend a development agreement with Ivory Development LLC.

SYNOPSIS:

In October 2007, the City Council approved Resolution 07-213 authorizing a development agreement between the City and Ivory Development LLC for a Highbury Place Subdivision at approximately 3100 South 5400 West. This agreement sets forth development standards to enhance the residential subdivision. The purpose for this resolution is to update the exhibit that illustrates the community gateway icons, neighborhood entry features, and trail markers to be used in Highbury.

BACKGROUND:

During the subdivision process, the developer committed to certain development standards. Item 9 in Exhibit B of the development agreement reads: "Community gateway icons, neighborhood entry features and trail markers will be used to accentuate the residential areas of Lake Park. These illustrations are attached as Exhibit D." Copies of the original Exhibit D and the proposed Exhibit D are included with this issue paper.

The illustrations shown in the original Exhibit D were preliminary and were intended to show the general scale and massing of the monuments. Zions Securities has since hired an architect to design the monuments shown in the proposed Exhibit D which includes the proposed locations of the monuments. These latest designs were reviewed and approved by the Planning Commission. Zions believes that the original concepts were too busy and presented maintenance problems. The latest designs address these issues.

RECOMMENDATION:

The Planning Commission and staff believe that the latest monument designs are appropriate for this development.

SUBMITTED BY:

Steve Pastorik, Long Range Planning Manager